

ILLOGAN PARISH COUNCIL

Minutes of the Planning & Environmental Services Committee held on Wednesday 20th July 2016 at 6.45pm in Penwartha Hall

PRESENT: Cllr Ford (Vice Chairman), Crabtree, Ekinsmyth (not a member of this Committee), Mrs Ferrett (from point mentioned), Holmes (from point mentioned; not a member of this Committee), Mrs Loxton (not a member of this Committee), Pavey, Miss Pollock (from point mentioned; not a member of this Committee), Szoka and Uren.

IN ATTENDANCE: Ms S Willsher, Clerk, Mrs J Curtis, Admin Assistant; Cllr M Moyle, Cornwall Council and twenty members of the public (from and until points mentioned)

The Chairman explained the safety procedures.

PM16/07/21 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Mrs Roberts, Mrs Thompson and Williams. Cllr Mrs Ferrett forwarded apologies for late arrival.

Absent: there were no members absent.

PM16/07/22 MEMBERS TO DECLARE DISCLOSABLE PECUNIARY INTERESTS AND NON-REGISTERABLE INTERESTS (INCLUDING DETAILS THEREOF) IN RESPECT OF ANY ITEMS ON THE AGENDA AND ANY GIFTS OR HOSPITALITY WORTH £25 OR OVER

Cllrs Holmes and Miss Pollock entered the meeting at 6.46pm.

There were no interests declared.

PM16/07/23 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were no requests from members for dispensations.

PM16/07/24 PUBLIC PARTICIPATION ON ITEMS ON THE AGENDA (MAXIMUM OF 15 MINUTES – EVERY SPEAKER HAS A LIMIT OF 3 MINUTES UNDER THE COUNCIL'S STANDING ORDERS)

It was agreed that public comments would be taken with the planning applications.

PM16/07/25 TO DISCUSS PLANNING APPLICATIONS RECEIVED UP TO THE DATE OF THE MEETING (CLLR SZOKA)

- i. **IPC2016/032
PA16/09615
Mrs M Moor, Land Known as High Barbaree, South Drive, Tehidy
Outline application for proposed development of three
residential dwellings – all matters reserved. Re-submitted with
additional information.**

The agent explained that the proposed development was an infill, residential development in a sustainable location. It was a short walk

to the bus stop, the shop at Tolvaddon and was near the Energy Park. The development would be within the existing site boundaries and would follow the existing building line. 55% of the land owned would remain undeveloped to maintain the green gap and protect the trees and wildlife. Surveys had been completed and he explained the results of the surveys.

Members of the public objecting to the application made the following comments:

- Objected to the application as it was in a rural setting within the environs of the AONB, Coastal Heritage and Tehidy Country Park.
- The site had significant agricultural, amenity and character value by virtue of its setting and historical background.
- There would be traffic issues with the overdevelopment of this site; there would be two junctions close together and there had not been any provision for visibility splays included in the plans.
- The access road was narrow and very busy; no considerations had been made for pedestrians or cyclists on a narrow lane that was regularly used by hundreds of people visiting Tehidy Country Park.
- There was no information available on the disruptions that would be caused during the construction stage.
- The application was not supported by an appropriate tree survey
- The proposals would introduce built development beyond the established settlement boundary where settlement would not normally be allowed.
- The proposals clearly conflict with the policies in the emerging Cornwall Local Plan
- It would fill a significant green gap
- The character of the area would be adversely affected
- Concerns that if the development went ahead some mature trees to the south of the site on a neighbouring property would have to be removed under the high tree legislation
- Concerns regarding root damage to existing trees on the site during construction and with increased vehicular movements
- There are a lot of bats in the area
- The bat survey submitted called for a further bat and barn owl survey before any trees were removed from the site
- The approval of this application would set a precedent for the area and could encourage further such applications

A representative of the applicant explained that the applicant was a previous parish councillor and chairman. They were passionate about sympathetic development which was why they had proposed such a modest development on this site.

1 member of the public entered the meeting during this item at 6.55pm.

Cllr Mrs Ferrett entered the meeting during this item at 7.05pm.

It was proposed by Cllr Ford, seconded by Cllr Szoka and

PM16/07/25.2 RESOLVED

that Illogan Parish Council reiterates the previous comments made regarding the application for Land Known as High Barbaree as detailed below:

that Illogan Parish Council strongly opposes this application and recommends its refusal for the following reasons:

- a. The introduction of dwelling houses on this site would clearly introduce built development to a rural setting on the edge of the South Tehidy residential area in an area beyond an established settlement boundary where no such development would not normally be allowed, intruding into the adjoining open countryside and beyond the defined limits of any town or village or the limits of any recognisable settlement. It clearly conflicts with the policies within the emerging Cornwall Local Plan (2014), Policy 3 (Role and Function of places), particularly the provisions made therein concerning residential development on greenfield sites;**
- b. The development of this agricultural land for housing would effectively fill a significant green gap that contributes significantly to the character and appearance of the countryside and erode the setting - referenced in the case put forward by the applicant – of the South Tehidy residential area. In fact, the character of the area would be eroded by creeping urbanisation;**
- c. The proposed development is unsustainable therefore in terms of being poorly related to the established settlement at South Tehidy and the wider Camborne-Pool-Redruth urban conurbation;**
- d. The site includes mature trees, some of which are protected;**
- e. There are no footways making the site readily accessible to Mount Whistle Road and employment and public transport facilities are no nearer than Tolvaddon. The proposal would lead to increased use of motor cars along a narrow and over-demanded roadway (partly private) to the Tehidy House etc, residences beyond and also serving the heavily used and frequently over-loaded public car park to the very popular Country Park about a quarter of a mile further along the road way from the entrance of the application site. No visibility plays have been shown on the plans (admittedly at the out-line stage) and there is**

not even a passing reference to the need for or provision of them in such a challenging traffic location. The application is therefore also unsustainable in terms of traffic considerations.

- f. It is unfortunate that there is no reference to any ecological report or environmental impact survey which is a key consideration in this immediate area.**

On a vote being taken on the matter there were 5 votes FOR and 0 votes AGAINST.

Fifteen members of the public left the meeting.

- ii. IPC2016/029
PA16/06005
LVE South West M, Italian Pavilion, Tehidy Park, Camborne
Listed Building Consent for repairs, alterations and
enhancements to create leisure and habitable accommodation
within the existing basement**

It was proposed by Cllr Szoka, seconded by Uren and

PM16/07/25.3 RESOLVED that Illogan Parish Council supports the application for the Italian Pavilion.

On a vote being taken the matter was approved unanimously.

- iii. IPC2016/030
PA16/06004
LVE South West M, Italian Pavilion, Tehidy Park, Camborne
Repairs, alterations and enhancements to create leisure and
habitable accommodation within the existing basement**

It was proposed by Cllr Szoka, seconded by Cllr Uren and

PM16/07/25.4 RESOLVED that Illogan Parish Council supports the application for the Italian Pavilion.

On a vote being taken the matter was approved unanimously.

- iv. IPC2016/031
PA16/05584
Mr Jason Mitchell Robertson Developments Ltd., Land to East of
Trevelyan Road, Park Bottom, Illogan, Redruth**

It was proposed by Cllr Crabtree , seconded by Cllr Pavey and

RESOLVED that Illogan Parish Council objects to the application for the Land to East of Trevelyan Road until such time as Illogan Parish Council has completed its negotiations with the relevant parties regarding the allotment land.

On a vote being taken the matter was approved unanimously.

PM16/07/26 DATE AND TIME OF NEXT MEETING

Wednesday 3rd August 2016, 7pm in Penwartha Hall.

There being no further business the Chairman closed the meeting at 7.19pm.

Signed:

Date: